

COUNCIL MEETING MINUTES – April 21, 2025

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on April 21, 2025 at 5:00 p.m. in the meeting room of the Township Hall, 2600 Bayshore Road, Villas, New Jersey.

The Clerk announced that the meeting was being held in compliance with the Open Public Meetings Act and that adequate notice of the meeting had been provided according to law.

The following members of Council were present for roll call taken by the Clerk:

Councilmember Thomas Conrad
Councilmember Joseph Wareham
Councilmember Roland Roy, Jr.
Deputy Mayor Kevin Coombs
Mayor Frank Sippel

Also present: Michael Laffey, Township Manager, Robert Belasco, Township Solicitor and Karen Fournier, Deputy Township Clerk

Consent Agenda

Approval of Minutes – April 7, 2025

Res. #2025-164 Authorization for the Payment of Vouchers \$361,439.86

Res. #2025-165 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A:4-87, Chapter 159 (Recycling Tonnage Grant \$36,957.49)

Res. #2025-166 Insertion of Special Item of Revenue Pursuant to N.J.S.A. 40A: 4-87, Chapter 159 (Local Rec Improvement Grant \$92,000)

Res. #2025-167 Authorization for the Payout of Accumulated Compensatory Time (M. Perry \$10,323.08)

Res. #2025-168 A Resolution of the Township of Lower Canceling Certain Taxes per Agreement/Resolution

Res. #2025-169 Authorizing the Disposal of Township of Lower Surplus No Longer Needed for Public Use

Res. #2025-170 A Resolution Authorizing and Approving a Shared Service Agreement Between the Township of Lower and the Delaware River and Bay Authority In Connection With the Summer Concert Series at the Cape May Ferry Terminal

Res. #2025-171 Bid Acceptance and Contract Award for the Third-Party Management of the Lower Township Police Department's Outside Contract (Extra Duty) Program

Res. #2025-172 A Resolution Requesting that the County of Cape May Relocate A Pedestrian Crosswalk Located on Sunset Boulevard (CR606) In Connection With its Shared Use Pathway and Road Reconstruction Project

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD			X				
WAREHAM		X	X				
ROY			X				
COOMBS			X				
SIPPEL	X		X				

Regular Agenda

Ord #2025-10 An Ordinance Amending Chapter 400, Land Development, Article X, Fees for Conditional Uses, Guarantees, Bonds, Inspections and Off-Tract Improvements, Subsection 80 (A), Fees to Update the Fees Associated with Land Development Applications. This is the second reading and public hearing for this Ordinance. This Ordinance has been posted, published and made available to the public.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD	X		X				
WAREHAM			X				
ROY			X				
COOMBS		X	X				
SIPPEL			X				

Ord #2025-11 An Ordinance Amending Chapter 235, Construction Codes, Uniform, Subsection 4, Fees; Surcharge Fees, to Eliminate and/or Modify Certain Construction Permit Application Fees to Ensure Consistency with the New Jersey Uniform Construction Code This is the second reading and public hearing for this Ordinance. This Ordinance has been posted, published and made available to the public.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD			X				
WAREHAM			X				
ROY		X	X				
COOMBS	X		X				
SIPPEL			X				

Ord. #2025-12 Bond Ordinance Providing for Various 2025 Capital Improvements, By and in the Township of Lower, in the County of Cape May, State of New Jersey Appropriating \$2,880,000 Therefore, and Authorizing the Issuance of \$2,735,000 Bonds or Notes of the Township to Finance Part of the Costs Thereof. This is the second reading and public hearing for this Ordinance. This Ordinance has been posted, published and made available to the public.

	MOTION	SECOND	AYE	NAY	RECUSE	ABSTAIN	ABSENT
CONRAD			X				
WAREHAM		X	X				
ROY	X		X				
COOMBS			X				
SIPPEL			X				

Engineer Report

Will Hanson gave Council an update on the following Capital projects being handled by DeBlasio & Associates, including: Rotary Community Park Renovations; Bay Outfall Extensions; Delaware Bay Drive Pump House Outfall Extension; Reconstruction of Ridgewood Avenue; 2023 Stormwater GIS Mapping Services; David Douglass Sr. Memorial Park Renovations; Public Works Building Concept Design; Holmes, Gorham & Scott Avenues Storm Sewer & Roadway Improvement Project; Municipal Pool Building; Reconstruction of Beach Avenue; MS4 Compliance; Resurfacing of Cardinal Avenue; and Bayshore Road Pickleball Courts.

Administrative Reports

Clerk, Dog, Vital

Public Comment – no comments

Manager's Report

Manager Laffey thanked Council for approving Resolution #2025-172 and gave an update on his communication with the County regarding improvements for Sunset Blvd.
Manager Laffey recognized Eileen Kreis on her retirement and thanked her for 26+ years of service to the Township.

Council Comments

Mayor Sippel announced the following: Youth Flag Football Registration, Youth Summer Camps, VFW Memorial Day Service, and Business Community Night at NASW.
Mayor Sippel also thanked Eileen Kreis for her years of service.

Deputy Mayor Coombs thanked Eileen Kreis for her years of service and congratulated her on retirement.

Councilmember Roy congratulated Eileen Kreis on her retirement and gave an update on safety improvements at Schellenger's Landing.

Councilmember Wareham gave an update on County Roads Resurfacing and Improvement Projects and Upcoming Bridge Projects within the Township.

Mayor Sippel requested trying to move the date up for Town Bank Road improvements.

Councilmember Conrad announced the upcoming Family Fun Night at Clem Mulligan Park and the Longest Yarn D-Day exhibit at NASW. He also expressed gratitude to Eileen Kreis for her service to the Township and Veterans.

Mr. Greenfield inquired about Fishing Creek Road improvements and congratulated Eileen Kreis on retirement. Manager Laffey informed that Phase 2 of Fishing Creek Road is under evaluation due to federal and state funding.

Adjournment

There being no further business to address, motion to adjourn moved by Deputy Mayor Coombs, seconded by Councilmember Roy. Motion to adjourn was unanimous. Meeting adjourned at 5:26 p.m.



Frank Sippel, Mayor



Township Clerk

Approved: May 5, 2025